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TOWN OF NEWINGTON


Town Clerk

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

REGULAR MEETING MINUTES

February 12, 2020

Town Hall Lower Level, Conference Room L101

- I. Call to Order – Chairperson Joe Harpie called the meeting to order at 5:05 PM.
- II. Roll Call – Members present: Joe Harpie, Chairperson; Gail Budrejko, Chris Miner, and Ed Murtha. Others present: Frank Tomcak, Downes Construction Company; Tom Arcari and Chris O'Neill, Quisenberry Arcari + Malik Architecture; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes –Mr. Miner made a motion that the minutes of the January 22, 2020 meeting be approved as written. A second to the motion was made by Ms. Budrejko. The motion was approved by a vote of 4 YES to 0 NO.
- IV. Public Participation – Rose Lyons, 46 Elton Drive, spoke about comments made the previous evening about keeping a part of the old Town Hall. John Bachand, 56 Maple Hill Avenue, spoke about site handicapped accessibility, the generator, and solar panels. Mr. Harpie responded that the Americans with Disabilities Act issue was addressed, and the Committee is looking at what it can do. The heating system and the generator are both in the project. He asked that Mr. Bachand's comments be addressed during the project update.
- V. Project Update – Presented by Mr. Tomcak. He began with the project financial summary, which showed a total anticipated final GMP (Guaranteed Maximum Price) of \$28,435,772.28. The master schedule has been updated. There are no adjustments to the critical path. The Construction Manager still intends to turn the building over to the Town on July 14th. He then presented a schedule update, which included work completed (community center steel decking; gymnasium concrete masonry unit minor infills only; gymnasium roof joists; setting rooftop equipment; brick veneer on the west and north elevations of Town Hall; second floor drywall in the Town Hall and the connector; and first floor and third floor wall framing and in-wall rough-in), work in progress (above ceiling rough-in on all floors for Mechanical-Electrical-Plumbing; second floor taping of drywall in the Town Hall and connector; first floor drywall in the Town Hall and connector; the main switchgear; brick veneer finish on the east side of Town Hall; window installation on the west side of Town Hall; exterior framing sheathing and air vapor barrier in the Community Center; Mechanical-Electrical-Plumbing underground at the Community Center; and the gym roof decking), work to start (priming the walls on the second floor of the Town Hall and connector; acoustical ceiling grid on the second

floor of the Town Hall and the connector; porcelain tile in the bathrooms; setting the counter tops and coiling grills in the Town Hall; install the roofing system at the Community Center and the gymnasium; prepare and place the slab on grade in the Community Center and gymnasium; the interior framing layout in the Community Center; and establishment of permanent power by setting the electricity meter) and other critical milestones (mechanical-electrical-plumbing coordination process with equipment/systems throughout the building; and power/data changes on all floors). Ms. Budrejko asked how far into completion the project was. Mr. Tomcak responded that it was roughly 50% at the end of January.

Mr. Tomcak then presented seven photos. The first photo showed the gym. The decking is done, and the holes are where the trusses will go. The second photo shows the south side of the Community Center. This is where there is the rough in for the kitchen is. The third photo shows the west side of the Community Center, with blocking around the windows and temporary heating equipment. The fourth photo shows the west side of the Town Hall. The scaffolding in the photo will start to come down. The fifth photo shows the bump-out of the gym, with a temporary stair tower going in. The sixth photo shows the Great Hall sheetrock going up. The seventh and final photo showed walls on the second floor. Mr. Harpie asked about Americans with Disabilities Act (ADA) issues. Mr. Arcari responded that he had reviewed this in further detail. The building is accessible in terms of the exterior. It needs an accessible path to each building (between the police department and the new Town Hall). You have a walkway across the parking lot from the lower to the upper level. His firm has been exploring adding an additional pedestrian sidewalk. It is not required. The site meets ADA. Mr. Arcari also spoke about the heating system and electricity. It is a VRF heating system that is powered by electricity. It is very efficient. It allowed his firm to make the building smaller because there is less ductwork. The intention is to offset the usage with a photo voltaic array. There are two options, a power purchase agreement or outright purchase. Former Facilities Manager Dave Langdon had planned to purchase the solar array out of a different budget line item. If funds are available, the goal is to purchase a solar panel system. Mr. Miner asked about the cost. Mr. Arcari responded that it would probably be between \$220,000 and \$300,000. Mayor DelBuono asked about the cost if it was purchased after the fact. Mr. Arcari responded that it would be roughly the same. Mr. Harpie then asked about the generator. Mr. Arcari replied that the generator had a lot of history. It was originally an alternate item. It started out as being for the whole building, although they did not look at including the emergency communications system which is on the police generator. They explored different options. It is the size it is because the heating system is on the generator, which is electric. It is a mid-size generator. Things have come off and gone on the generator. It is a moving target. The size is driven by the heating system. Mr. Harpie asked about the discussion to leave part of the old Town Hall in place. Mr. Arcari responded that it was discussed for storage purposes but this did not make financial sense, as new mechanical equipment would be required. When considering the cost versus the benefit, it didn't make sense. You would be better off building storage elsewhere.

Mr. Tomcak then presented the Change Order Proposals (COPs) that he was requesting Committee action on at this meeting. These are COP #48 (eliminate secondary drain pans, a credit of <\$3,115.00>); COP #59 (expedite gym expansion/south exterior, \$3,919.08), COP #62 (weld exposed channels for canopies, \$13,859.18), COP #83 (3rd floor office wall layout changes, a credit of <\$965.00>), COP #84 (winter weather impacts for gym, \$163,745.74), COP #91 (gym stair adjustments, \$14,844.45), COP #92 (fire alarm devices no longer required, a credit of <\$330.59>), COP #103 (art room sink, no change to the Guaranteed Maximum Price (GMP), this is a construction manager's contingency item, \$0), COP #106 (credit asphalt shingle work in phase I demolition, <\$21,150.00>), COP #111 (credit portion of unspent construction manager's contingency <\$150,000.00>, part of an allowance), COP #117 (temporary generator, \$67,220.90. Mr. Murtha questioned this item; this is actually a permanent generator in a temporary location; other options were explored), COP #123 (plumbing for kitchenette, \$3,933.88), COP #126 (expedite electrical rough-in, this is a construction manager's contingency item, \$0), COP #128 (bypass relays/emergency circuits, \$36,514.00), COP #129 (blocking/changing stations on the first floor, \$889.01), COP #130 (extend dedicated circuits to kitchenettes, \$11,762.52; there will be two circuits at each location), COP #131 (new circuits/power relocations on the second and third floors, \$25,372.91), COP #137 (vinyl tile in lieu of porcelain tile on the first and second floors, excluding the main entries; this is a credit for the tile primarily in the halls of the community center <\$23,176.59>), COP #138 (sawcut openings for ductwork at gym, this is a construction manager's contingency item, \$0), COP #140 (temporary heating equipment for gym wall placement, a GMP allowance, \$0), COP #141 (credit for countertops at Newington Community Television, <\$3,903.00>), COP #143 (furnish electrified hardware for opening 1200E, \$978.00), COP #146 (pre-fabricated shower pans, this is a construction manager's contingency item, \$0), COP #150 (enclose exposed piping/drywall on the third floor, \$1,749.00), COP #151 (thermostatic mixing valves for daycare, \$466.59), COP #152 (seal concrete floor in lieu of carpet for room 1101C, a credit of <\$154.61>), COP #153 (inverted channel to support stone at canopies, \$9,577.25), COP #155 (enclose piping and ductwork on the first floor, \$1,749.18), COP #156 (concrete masonry units in lieu of framing/plywood at gym parapet, this is a construction manager's contingency item, \$0), and COP #157 (custom stain sample for wood doors on the third floor; this is for 30 doors; it is a darker color, \$1,322.00). The total of the COPs is \$155,109.68. On COP # 137, Mr. Murtha questioned the lifespan of the vinyl. Mr. O'Neill replied that its' warranty is ten years. It is a premium product. If maintained, it should last. Mr. Arcari added that the typical lifespan is 25 years for VCT vs. 50 years for porcelain, once again depending on the maintenance of each. This product has fewer joints and there are less pieces. Mayor DelBuono asked about the rationale, which was cost. Mr. Tomcak added that this was not changing around the bathroom stalls or the main entrance. Ms. Budrejko asked for an explanation of COP #153. Mr. Tomcak replied that if there were no channel, there would be nothing to support the stone in the façade of the Community Center. They are cast stone panels. It is the beige material shown in the photo of the west side of the Community Center (the third photo presented). Mr. Murtha asked about COP #157. Mr.

Tomcak explained that this was for all doors on the third floor. The cherry stain is to match the cherry colored cabinets. The cost is to get a custom stain sample to match the cabinets in the kitchen. Mr. Miner asked about COP #59, to expedite the gym expansion, whether the mason was already on a six-day work week. Mr. Tomcak replied that this was for the concrete crew and the sitework subcontractor, to prepare for the mason. Mr. Miner asked if COP #123 was a change. Mr. Tomcak stated that it was. Mr. Arcari added that this had gone through a series of iterations. Mr. Murtha asked about the number of kitchenettes. There are ten. Mr. Miner questioned if the vinyl in COP #137 would last. Mr. Tomcak reminded him that the project has vinyl tile in some areas of the building already. Mayor DelBuono asked about COP #153, if Mr. Arcari could tell her why the channel wasn't there originally. Mr. Arcari replied that he would have to follow up with more information. Mr. Harpie noted that a temporary location is needed for the generator. The previous Fire Marshal had asked for certain things, also. While not unreasonable, those things have a cost.

Mr. Tomcak then presented a number of the COPs that are pending, still being developed, or still being vetted. These were COPs 34, 82, 95, 96, 101, 107, 118, 135, 136, 139, 144, 145, and 154. All pending COPs currently total \$145,405.90. The retainage held by the Town is currently \$630,374.26. Mr. Harpie asked if COP #101 was a requirement. Mr. Arcari responded that COPs #95 (additional sidewalk along gym east side) and #101 (Mazzoccoli Way improvements) came out of the Town Plan and Zoning Commission approval process. The right turn for egress onto Cedar Street was driven by the Fire Marshal. Mr. Miner noted that secondary egress was required regardless of this. Mr. Miner asked the construction manager when he anticipated the next potential reduction of construction manager's contingency might occur. Mr. Tomcak replied that they were making good progress. By springtime he would be in a position to re-visit this. Mr. Miner asked about COP #118 (new standby distribution power/transformer). This is as the result of the Town's requirement for permanent standby power as opposed to a UPS (uninterrupted power supply unit). Mr. Harpie asked about the fiber optic loop. Mr. Tomcak stated that he could not comment until he received documentation. Mr. Harpie questioned who would be vetting, who will be looking at this? Mr. Miner stated that this included excavation for a fiber optic vault. Mr. O'Neill stated that, because of the location, the Town didn't want to be cutting Mazzoccoli Way for this. Mr. Harpie felt that decision making was being made for the Building Committee without the Building Committee having objectivity on meeting cost. The taxpayers' investment has limits. The Building Committee doesn't want decisions made for it.

- VI. Consider and Take Action on Change Order Requests – The Committee took action on the Change Order Proposals presented earlier by Mr. Tomcak. Mr. Miner made a motion that the Committee approve COPs 48, 59, 62, 83, 84, 91, 92, 103, 106, 111, 117, 123, 126, 128, 129, 130, 131, 137, 138, 140, 141, 143, 146, 150, 151, 152, 153, 155, 156, and 157, for a total of \$155,109.58. A second to the motion was made by Mr. Murtha. There was no further discussion. The motion passed by a vote of 4 YES to 0 NO.

- VII. Consider and Take Action on Fund Transfers – Mr. Baron requested a motion to approve the transfer of funds out of the Owner's Contingency to cover all Change Order Proposals approved by the Committee this evening. Mr. Miner made a motion that the Committee approve the transfer of \$155,109.58 from the Owner's Contingency line item, account number 31110-9912, to the project construction line item, 31110-9911. A second to the motion was made by Mr. Murtha. The motion passed by a vote of 4 YES to 0 NO.
- VIII. Any Other Business Pertinent to the Committee – Ms. Budrejko asked about future staffing in the building, if there was room for growth, and how flexible it will be. Mr. Arcari responded that he would have to provide more information after speaking with the interior designer. A number of spaces settled for a secondary work desk to accommodate future employees. The prevailing directive at the onset of the Committee was that it was not planning for more people in the building. That came from the Project Building Committee. It was his understanding that fire personnel were not coming over to the new building. That would mean accommodations for more staff on the second level.
- IX. Public Participation – Rose Lyons, 46 Elton Drive, spoke about demolition of the old Town Hall. John Bachand, 56 Maple Hill Avenue, spoke about his attempts to call in during a previous meeting, and provided numerous comments and questions about a number of items that had been discussed during this evening's meeting.
- X. Comments by Committee Members – The Chair asked Mr. Bachand to put his questions in writing so that the Committee can respond to them..
- XI. Adjournment – the meeting adjourned at 6:22 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services